

175.0

Map

0008

Block

0012.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 763,800 /

USE VALUE: 763,800 /

ASSESSed: 763,800 /

Total Card /

Total Parcel

763,800

763,800

763,800

PROPERTY LOCATION

| | | | |
|----|--------|-----------------------|--|
| No | Alt No | Direction/Street/City | |
| 14 | | RUBLEE ST, ARLINGTON | |

OWNERSHIP

Unit #:

Owner 1: GINTZ STEVEN M

Owner 2: FINK LAURA E

Owner 3:

Street 1: 14 RUBLEE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: NUNES JAIRO S & -

Owner 2: FIGUEIREDO JOSELY F -

Street 1: 14 RUBLEE ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2093 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 6620 | | Sq. Ft. | Site | | 0 | 70. | 0.93 | 6 | | | | | | | | | 433,019 | | | | | | 433,000 | |

IN PROCESS APPRAISAL SUMMARY

| | | | | | |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
| 101 | 6620.000 | 329,100 | 1,700 | 433,000 | 763,800 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.152 | 329,100 | 1,700 | 433,000 | 763,800 |
| Total Parcel | 0.152 | 329,100 | 1,700 | 433,000 | 763,800 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 364.97 | /Parcel: 364.97 |

PREVIOUS ASSESSMENT

| | | | | | | | | | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 101 | FV | 329,100 | 1700 | 6,620. | 433,000 | 763,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 317,500 | 1700 | 6,620. | 433,000 | 752,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 317,500 | 1700 | 6,620. | 433,000 | 752,200 | 752,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 249,700 | 1700 | 6,620. | 426,800 | 678,200 | 678,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 244,400 | 1700 | 6,620. | 327,900 | 574,000 | 574,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 244,400 | 1700 | 6,620. | 309,300 | 555,400 | 555,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 223,400 | 1700 | 6,620. | 284,600 | 509,700 | 509,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 208,800 | 1800 | 6,620. | 266,000 | 476,600 | 476,600 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| | | | | | | | | | |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| NUNES JAIRO S & | 77841-51 | 1 | 5/24/2021 | | 1,000,000 | No | No | | |
| KELLY WILLIAM F | 67677-439 | | 7/25/2016 | | 715,000 | No | No | | |
| UNGER BARRY/ETA | 24368-527 | | 3/18/1994 | | 180,000 | No | No | Y | |
| | | | | | | | | | |
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| | | | | | | | | | |
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| | | | | | | | | | |

BUILDING PERMITS

| | | | | | | | | |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 12/8/2017 | 1628 | Inter Fi | 70,500 | C | | | | |
| 7/31/2003 | 637 | Dormers | 6,000 | | | G6 | GR FY06 | 2 A drmers FRT 2 w |
| | | | | | | | | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| | | | |
|------------|--------------|-----|-------------|
| Date | Result | By | Name |
| 6/29/2018 | Meas/Inspect | BS | Barbara S |
| 3/8/2017 | SQ Returned | EMK | Ellen K |
| 10/24/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/8/2005 | Fieldrev-Chg | BR | B Rossignol |
| 3/2/2000 | Inspected | 256 | PATRIOT |
| 12/21/1999 | Mailer Sent | | |
| 12/14/1999 | Measured | 256 | PATRIOT |
| 7/19/1993 | | MF | |

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Legal Description

User Acct

117787

GIS Ref

GIS Ref

Insp Date

06/29/18

!13700!

PRINT

Date

Time

12/30/21

17:35:40

LAST REV

Date

Time

06/03/21

14:16:35

mmcmakin

13700

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID

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